

ARGYLE COURT

EAST MAIN STREET, BROXBURN
EH52 5EQ

HEAD 2 TOE CHILDRENSWEAR

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CHILDRENSWEAR

LANDOFCARPETS
CARPETS • VINYL • LAMINATES

ON THE INSTRUCTIONS OF

LCP

TO LET

**RETAIL UNIT IN
POPULAR COMMUTER
TOWN 13 MILES WEST
OF EDINBURGH**

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LOCATION

The subjects are situated in the popular commuter town of Broxburn, West Lothian situated approximately 13 miles west of Edinburgh and some 4 miles north of Livingston, only a short distance from the M8 motorway.

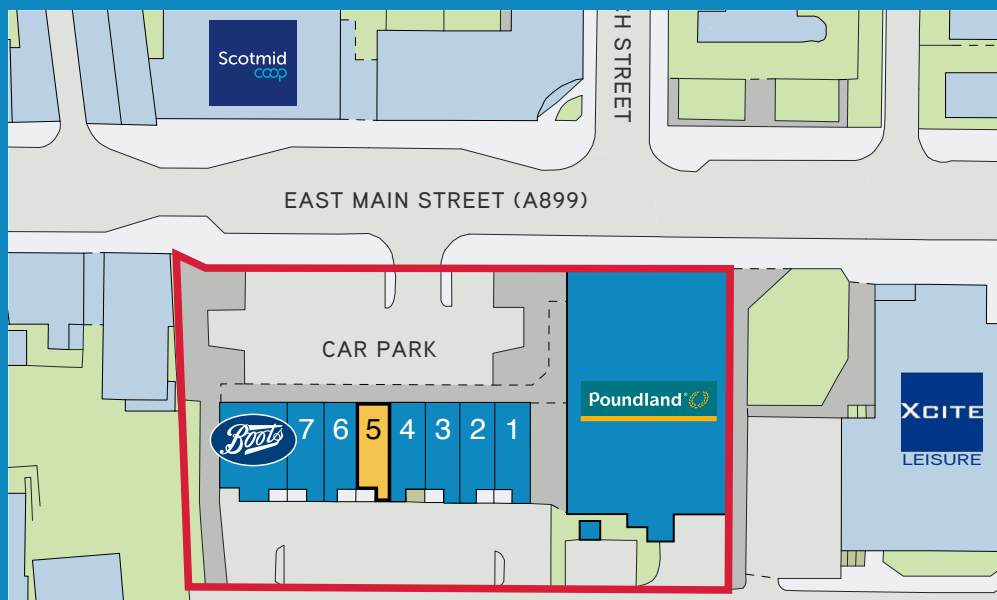
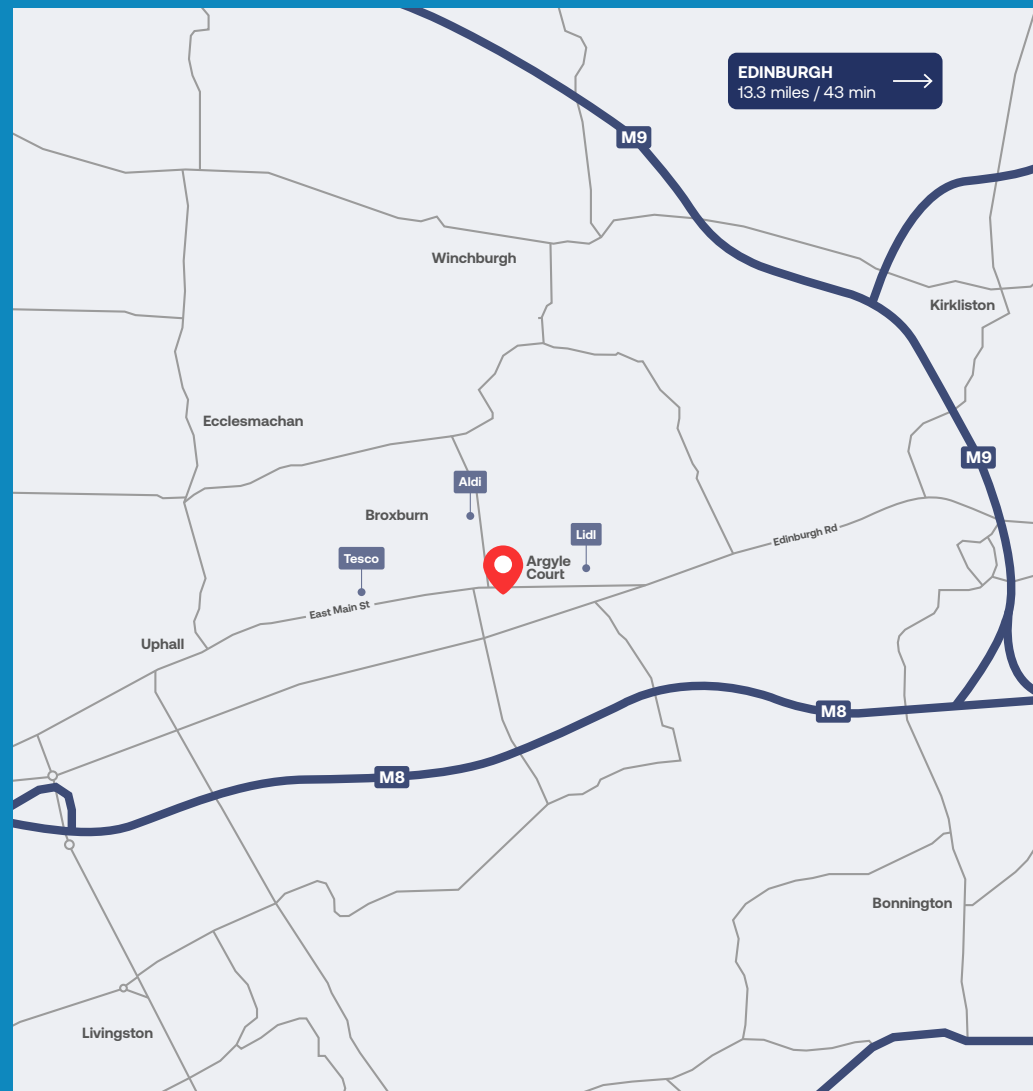
The property lies on the south side of East Main Street forming part of the town's main commercial pitch.

Neighbouring occupiers include Poundland, Boots and a number of other local independent traders.

DESCRIPTION

The premises comprise a purpose built single storey retail parade under a flat roof, benefiting from a covered walkway, customer parking to the front and service yard to the rear.

- Prominent purpose built town centre retail parade
- Highly visible roadside position
- On site customer car parking
- Suitable for Class 1, 2 & 3 Uses (Subject to obtaining planning consent)
- Neighbouring occupiers include Poundland, Boots, Scotmid & Xcite Leisure



ACCOMMODATION

The premises provide the following approximate areas:

STORE	Unit	Area (sq m)	Area (sq ft)
Poundland	5	TO LET	
1	Hot Food Takeaway	6	Land of Carpets
2	Dotty's Sandwich shop	7	Sun Shack
3	Food Plus Express	8/9	Boots
4	Pedal to the Metal		

Unit	Area (sq m)	Area (sq ft)
U5 112 East Main St	53.42 sq m	575 sq ft

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RENT

Rental offers in excess of £12,000 per annum exclusive, are invited.

RATING

Unit	RV
U5, 112 East Main St	£7,600

* Please note an incoming occupier may benefit from Small Business Bonus Scheme (SBBS) rates relief of up to 100%. We would therefore recommend discussing this with the local rating authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction, with the ingoing tenant responsible for any LBTT, Registration Dues & VAT applicable.

USE

Suitable for Class 1, 2 & 3 Uses (Subject to obtaining planning consent).

EPC

EPC Rating – G [Copy available on request].

VAT

All prices, rents etc will be subject to VAT at the prevailing rate.

TERMS

The premises are available on the basis of a new full repairing & insuring lease.

FURTHER INFORMATION

Viewing & further information can be obtained by contacting the sole agent:



Jack Campbell
jack@jhcampbell.net
07801 852 225

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